



County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

July 7, 2009

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

22

JULY 7, 2009

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

**DEPARTMENT OF PUBLIC WORKS: FIRE DEPARTMENT
NEW FIRE STATION 128
UNINCORPORATED AREA OF SANTA CLARITA
AWARD DESIGN-BUILD CONTRACT
APPROVE REVISED PROJECT BUDGET
SPECS. 6096; CAPITAL PROJECT NO. 70966
(FIFTH DISTRICT) (3 VOTES)**

SUBJECT

Approval of the revised project budget and execution of a design-build contract for the New Fire Station 128.

JOINT RECOMMENDATION WITH THE FIRE CHIEF THAT YOUR BOARD, ACTING AS THE GOVERNING BODY OF THE CONSOLIDATED FIRE PROTECTION DISTRICT:

1. Approve the revised project budget of \$9,464,000 for the New Fire Station 128 project, Capital Project No. 70966.
2. Find that Novus Construction is the Responsive and Responsible Bidder whose proposal is determined to be the best value and most advantageous for the design and construction of the New Fire Station 128, based on the criteria stated in the request for proposals, including qualifications, technical design, construction expertise, proposed delivery plan, price, skilled labor force availability, acceptable safety record, and life cycle cost.

"To Enrich Lives Through Effective And Caring Service"

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3. Award and authorize the Director of Public Works to execute a design-build contract with Novus Construction to provide the design and construction services for a \$6,273,555 not-to-exceed fee to be funded through Tax-Exempt Commercial Paper and ultimately be financed through the issuance of long-term bonds to be repaid from the Consolidated Fire District, subject to receipt by the County of acceptable Faithful Performance and Payment for Labor and Materials Bonds and evidence of required contractor insurance filed by the design-build entity.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended action will authorize the Department of Public Works (Public Works) to execute a design-build contract for design and construction of the New Fire Station 128 project.

The proposed project is a new 9,600 square-foot fire station that will be constructed on 1.3 acres at 28450 Whites Canyon Road, Santa Clarita, and will consist of a two-bay apparatus room, main office, day room, kitchen, exercise room, and dormitory quarters for seven personnel. The proposed project also incorporates all the necessary sustainable design features that allow the County to apply for a United States Green Building Council (USGBC), Leadership in Energy and Environmental Design (LEED) Silver Certification upon successful implementation and completion as mandated by your Board.

On June 17, 2008, your Board adopted the County's design-build policy and authorized the Director of Public Works to use design-build as an option for delivery of County capital building projects in excess of \$2,500,000. One of the goals underlying the use of the design-build project delivery method is achieving a more collaborative approach for project delivery, including obtaining benefits such as reducing project cost, expediting project completion, and providing design options not achievable through the design-bid-build process. In addition, design-build may yield cost efficiencies by shifting certain liability and risk for cost containment and project completion to the design-builder. Considering urgent needs for fire protection and emergency medical services, it was recommended that the design-build project delivery method be used for this new fire station project.

Based on the Board-approved design-build policy and procedures, Novus Construction (Novus) was found to have submitted the best value and most advantageous proposal to perform the design and construction of Fire Station 128. We recommend your Board award the design-build contract to Novus for \$6,273,555, subject to Novus satisfying the conditions for contract award.

Sustainable Design Program

The project supports your Board's Sustainable Design Program by requiring a USGBC, LEED Silver Certification for the fire station. There will also be savings due to a reduction in electricity as a result of the sustainable building elements such as energy efficient light fixtures with timer controls in the design. The facility heating, ventilation, and cooling system will utilize an energy management control system. The project will use water-efficient fixtures in the restrooms and exterior site landscaping areas will be constructed using drought tolerant planting.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by improving the efficiency, quality, and responsiveness of County services to all residents. It also directs that we ensure Children, Family and Adult Well-Being (Goal 2) by enhancing the ability of families to live in safe, stable, and supportive communities. We are also directed to improve Community and Municipal Services (Goal 3) by offering a wide range of services responsive to each community's needs. This project will help to achieve these goals as it is an investment in public infrastructure that will benefit the Santa Clarita Valley community by improving the Fire District's ability to respond to local emergencies.

FISCAL IMPACT/FINANCING

On May 13, 2008, your Board approved the preliminary project budget of \$11,913,000. Due to favorable costs proposed by the recommended design-builder, the revised estimated total project cost budget is \$9,464,000, including the preparation of scoping documents, plan check fees, design and construction, design completion contingency, change orders, consultant services, miscellaneous expenditures, Civic Art allocation, and County services.

The design completion contingency allowance is an amount included within the agreement that totals \$150,000 and is intended to facilitate the resolution of issues identified during the design phase with the County's scoping documents, respond to changes required by the Fire District and other jurisdictional agencies, or address unforeseen conditions that are identified during design.

The inclusion of the design completion contingency allowance will facilitate the design decision process and minimize potential delays that could occur while design phase issues are resolved. The design builders' use of this allowance will be strictly controlled

by the County, requiring prior written County authorization by Public Works and the Chief Executive Office.

Sufficient funding is available in the Capital Projects/Refurbishment Budget to complete construction of the proposed project. The project is funded with Commercial Paper Proceeds and developer fees. There is no impact to net County costs.

The Project Schedule and Budget Summary are included in Attachment A.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

A standard contract, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

The project specifications contain provisions requiring the contractor to report solicitations of improper consideration by County employees and allowing the County to terminate the contract if it is found that the contractor offered or gave improper consideration to County employees.

As requested by your Board on August 12, 1997, and as a threshold requirement for consideration for contract award, Novus is willing to consider Greater Avenues for Independence Program/General Relief Opportunities for Work participants for future employment.

As required by your Board, language has been incorporated into the project specifications stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees, about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit under the Federal income tax laws.

Novus is in full compliance with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Service Program).

As required by your Board, the project cost includes 1 percent of design and construction costs to be allocated to the Civic Art Fund per your Board's Civic Art Policy adopted on December 7, 2004.

ENVIRONMENTAL DOCUMENTATION

On August 7, 2007, your Board adopted the Mitigated Negative Declaration for this project.

CONTRACTING PROCESS

On September 8, 2008, the request for qualifications for design-build services was advertised. This contract opportunity was also listed in the County's Doing Business with Us website. The first phase of the request for proposals process was submission of prequalification questionnaires. On October 6, 2008, 13 firms submitted the prequalification questionnaires for evaluation. The prequalification questionnaires were evaluated by the evaluation committee consisting of representatives from the Chief Executive Office, Public Works, and the Fire District based on responses to questions concerning the business type and ownership of each design-build entity, evidence that the design-builder has experience and capacity to perform projects of similar size and complexity, licenses, registration, credentials, the capacity to obtain payment and performance bonding, errors and omissions, insurance, violations of State and Federal labor codes and safety regulations, debarment, default bankruptcy, lawsuits on public works projects in the preceding five years, and other relevant criteria. Based on the review and evaluation of the prequalification questionnaires, all 13 firms were determined to be prequalified. In accordance with the shortlisting requirements in the request for proposals, the five top-ranked firms were shortlisted and invited to submit technical and cost proposals.

The second phase of the request for proposals process was submission of technical and cost proposals by the top five prequalified firms. On February 3, 2009, the five firms submitted technical and cost proposals for evaluation. The technical and cost proposals were evaluated by a panel of representatives from the Chief Executive Office, Public Works, and the Fire District based on technical design, construction expertise, proposed delivery plans, price, life cycle costs, skilled labor force availability, acceptable safety record, and design-build team personnel and organization. Final ranking of the proposers is listed in Attachment B. Novus was found to have submitted the best value and most advantageous proposal to perform these services in accordance with the evaluation criteria stated in the Request for Proposals. These evaluations were completed without regard to race, creed, color, or gender. On May 28, 2009, upon negotiating minor scope modifications and value engineering with Novus, the proposed best value design-builder, a revised cost proposal of \$6,273,555 was obtained.

The Honorable Board of Supervisors
July 7, 2009
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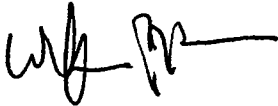
IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact of current County services or projects during the performance of the recommended services.

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; one to the Department of Public Works, Project Management Division II; and one to the Fire District.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer



P. MICHAEL FREEMAN
Fire Chief

WTF:PMF:GF
DJT:SW:zu

Attachments

- c: Auditor-Controller
- County Counsel
- Department of Public Social Services (GAIN/GROW Program)
- Department of Public Works
- Fire Department
- Office of Affirmative Action

July 7, 2009

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS: AND FIRE DEPARTMENT
NEW FIRE STATION 128
UNINCORPORATED AREA OF SANTA CLARITA
AWARD DESIGN-BUILD CONTRACT
APPROVE REVISED PROJECT BUDGET
SPECS. 6096; CAPITAL PROJECT NO. 70966
(FIFTH DISTRICT) (3 VOTES)**

I. PROJECT SCHEDULE

| Project Activity | Scheduled Completion Date |
|-------------------------------|--------------------------------------|
| Project Scoping Documents | Completed |
| Design and Construction Award | 07/07/09 |
| Construction | |
| Substantial Completion | 03/15/11 |
| Station Operational | 04/15/11 |
| Project Acceptance | 05/15/11 |

II. PROJECT BUDGET SUMMARY

| Budget Category | Project Budget | Impact of This Action | Revised Project Budget |
|---|----------------|-----------------------|------------------------|
| Land Acquisition | \$ 0 | \$ 0 | \$ 0 |
| Construction | | | |
| Design-Build Contract (Including design completion contingency) | \$8,275,000 | (\$2,001,445) | \$6,273,555 |
| Change Orders (5 percent) | 829,000 | (522,791) | 306,209 |
| Telecommunication Equipment – Affixed to Building | 220,000 | 0 | 220,000 |
| Utility Connection Fees | 50,000 | 0 | 50,000 |
| Civic Arts | 86,000 | (24,764) | 61,236 |
| Subtotal | \$9,460,000 | (\$2,549,000) | \$6,911,000 |
| Programming/Development | \$ 0 | \$ 0 | \$ 0 |
| Plans and Specifications | | | |
| Architect/Engineering Services | \$ 250,000 | \$ 100,000 | \$ 350,000 |
| Subtotal | \$ 250,000 | \$ 100,000 | \$ 350,000 |
| Consultant Services | | | |
| Deputy Inspection | \$ 90,000 | \$ 0 | \$ 90,000 |
| Site Planning | 0 | 0 | 0 |
| Hazardous Materials | 0 | 0 | 0 |
| Geotech/Soils Test | 60,000 | 0 | 60,000 |
| Material Testing | 45,000 | 0 | 45,000 |
| Cost Estimating | 70,000 | 0 | 70,000 |
| Project Scheduling | 25,000 | 0 | 25,000 |
| Constructability Review | 40,000 | 0 | 40,000 |
| Construction Management Support | 120,000 | 0 | 120,000 |
| Construction Administration | 0 | 0 | 0 |
| Environmental | 0 | 0 | 0 |
| Move Management | 0 | 0 | 0 |
| Equipment Planning | 0 | 0 | 0 |
| Legal | 0 | 0 | 0 |
| Contract/Change Order | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Subtotal | \$ 450,000 | \$ 0 | \$ 450,000 |
| Miscellaneous Expenditures | | | |
| Furniture, Fixtures, and Equipment | \$ 110,000 | \$ 0 | \$ 110,000 |
| Printing | 17,000 | 0 | 17,000 |
| Los Angeles County Affirmative Action Compliance | 18,000 | 0 | 18,000 |
| Subtotal | \$ 145,000 | \$ 0 | \$ 145,000 |

II. PROJECT BUDGET SUMMARY (continued)

| Budget Category | Project Budget | Impact of This Action | Revised Project Budget |
|---|---------------------|-----------------------|------------------------|
| Jurisdictional Review/Plan Check/Permit | \$ 80,000 | \$ 0 | \$ 80,000 |
| County Services | | | |
| Code Compliance and Quality | | | |
| Control Inspections | \$ 484,505 | \$ 0 | \$ 484,505 |
| Design Review | 82,610 | 0 | 82,610 |
| Design Services | 0 | 0 | \$0 |
| Contract Administration | 42,570 | 0 | 42,570 |
| Project Management | 466,892 | 0 | 466,892 |
| Project Management Support Services | 259,904 | 0 | 259,904 |
| Secretarial | 22,588 | 0 | 22,588 |
| Document Control | 0 | 0 | 0 |
| ISD Job Order Contract Management | 0 | 0 | 0 |
| DPW Job Order Contract Management | 0 | 0 | 0 |
| ISD ITS Communications | 0 | 0 | 0 |
| Project Security | \$0 | 0 | 0 |
| Project Technical Support | 76,575 | 0 | 76,575 |
| Consultant Contract Recovery | 92,356 | 0 | 92,356 |
| County Counsel | 0 | 0 | 0 |
| Other | 0 | 0 | 0 |
| Design Services | 0 | 0 | 0 |
| Subtotal | \$ 1,528,000 | \$ 0 | \$1,528,000 |
| Total | \$11,913,000 | (\$2,449,000) | \$9,464,000 |

July 7, 2009

ATTACHMENT B

**DEPARTMENT OF PUBLIC WORKS: AND FIRE DEPARTMENT
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Proposal Date:

February 3, 2009

Proposer Ranking From Most Advantageous To Least:

1. Novus Construction
2. GKK Works
3. Harbor Construction
4. R.J. Daum
5. Sinanian Development

The contract will be issued to Novus Construction for \$6,273,555.